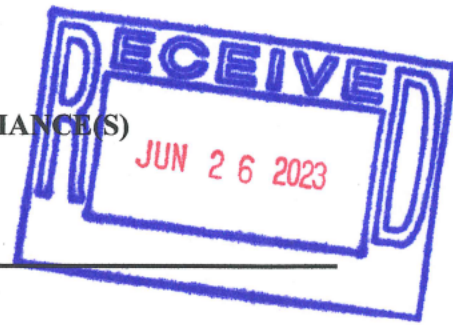


LAND USE BOARD
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)



Information on Subject Property:

1. Property address: 904 Hammond Ave, Bradley Beach, NJ 07720

Block(s) 21 Lot(s) 1 Zone: R-1

2. Does the Applicant own adjoining property? ☐ YES ☒ NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

Applicant is hereby made for a Bulk "C" variance(s) from the terms of Section 450-26 R-1

Residential single family zone subsection "D" (1) Area, yard and building limitations,

(d) Minimum front yard (15ft and 25ft), (f) Minimum rear yard (25ft).

Applicant is hereby made for a Bulk "C" variance(s) from the terms of

Section 450-13 Permitted yard encroachments, C. Balconies Subsections. 2 Requirements, 3 setbacks.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

Where by reason of the extraordinary and exceptional situation uniquely affecting the existing structures which lawfully existing on the property. The strict application of the ~~zoning regulations results in peculiar and exceptional practical difficulties and presents~~ and undue hardship. The lot is a corner lot and therefore fronts two streets. (Hammond Ave & Park Place Ave). The existing structure(s) is non conforming and the continuing of the existing line of the building is reasonable and outweighs any detriments to public good or impairment of the zone plan. (see attached continuation)

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

N/A

Contact Information:

6. Name of applicant: Dennis & Kristen Howar

Mailing address: 904 Hammond Ave Bradley Beach, NJ 07720

Phone # [REDACTED] Fax # Cell # [REDACTED]

E-mail address: [REDACTED]

The variance(s) should be granted because both the proposed additions front and rear yard setbacks are within the existing building line and the balcony projections will advance the Municipal Land Use law as the proposed deviations will create a more desirable visual environment and enhance neighborhood aesthetic. Therefore the variance(s) can be granted without substantial detriment to the public good.

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

8. Name of present owner: _____

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: _____

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

11. Name of applicant's Engineer (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Shawn J. Mazur RA, AIA, NCARB, LEED AP

Mailing Address: 1300 6th Ave Neptune, NJ 07753

Phone # 732-759-5785 Fax # Cell # 732-759-5785

E-mail address: Mazurarch@gmail.com

15. Name of applicant's Other Professional (if applicable):

Mailing Address:

Phone # Fax # Cell #

E-mail address:

Detail Property Information:

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5000 S.F.	5000 S.F.	5000 S.F.
Minimum lot width	50'	100'	100
Minimum lot depth	100'	50'	50'
Minimum lot frontage			
Minimum front yard setback	15, 25	6.08, 62.15	6.08, 43.25
Minimum rear yard setback	25	1.83'	1.83
Minimum side yard setback	5, 10	2.16	2.16
Maximum percent building coverage	35%	24%	34.8%
Maximum percent lot coverage	60%	43.18%	51.36%
Maximum number of stories	2.5	2.5	2.5
Maximum building height (in feet)	35	28	30'-10
Square footage of principal structure	N/A	1216	2027
Off-street parking spaces	1	2	2
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	15'	33.58'	8.2
Minimum rear yard setback	5	2.16	2.16
Minimum side yard setback	5	17	17
Minimum combined side yard setback	N/A		
Maximum percent building coverage	N/A		
Maximum percent lot coverage	N/A		
Maximum number of stories	2	1	1
Maximum building height (in feet)	12	12	12
Square footage of accessory structure	600	284	284
Distance between principal & accessory structure	N/A	9.79	9.79
Existing use or uses on the lot: R-1			
Proposed use or uses on the lot: R-1			
Is the property located in a special flood hazard area? NO			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".**Detail Proposed Information:**

16. Existing and proposed number of units, if applicable: _____

17. Are any extensions of municipal facilities or utilities involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y ☐ N ☒

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning/Zoning Board/Land Use Board involving these premises? Yes ☐ No ☐ Unknown ☒

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES ☒ NO ☐ If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: ☒ YES ☐ NO

22. Are any easements or special covenants by deed involved with this application?
☐ YES (If yes, attach copy) ☒ NO

AFFIDAVIT OF APPLICATION

State of New Jersey :

: ss

County of Monmouth :

_____ being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.


(Original Signature of Applicant to be Notarized)

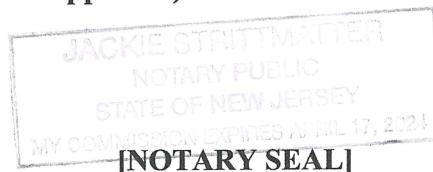
Dennis Howar

(Print Name of Applicant)

Sworn and subscribed before me this

24 day of June, 2023


Signature of Notary Public



OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE LAND USE BOARD

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Dennis Howan, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

904 Hammond Ave. Bradley Beach NJ 07720 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

THIS APPLICATION DESIGNATED AS BLOCK(S) 21 LOT(S) 1

ALSO KNOWN AS 904 Hammond Ave Bradley Beach NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE _____
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE LAND USE BOARD OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE LAND USE BOARD ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

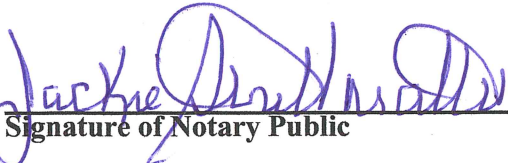

(Original Signature of Owner to be Notarized)

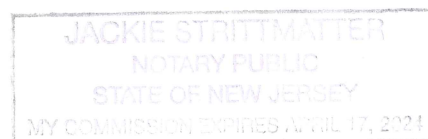
(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

24 day of June, 2023

[NOTARY SEAL]


Signature of Notary Public



SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date:

6/24/23


Signature of Property Owner

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant:

DENNIS HOWAR

[please print]

Property Address:

904 HAMMOND AVE

Block

21

Lot

1

Applicant's Name:

DENNIS HOWAR

[Print Name]

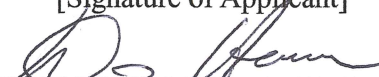


[Signature of Applicant]

Owner's Name:

DENNIS HOWAR

[Print Name]



[Signature of Owner]

Date:

6/24/23